

La Quinta (Riverside County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$300,000
Loan-to-Value	33%
Protective Equity	\$200,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: Appraisal dated January 10, 2019

Our borrower has owned this home free and clear since 2016. He has very good credit and will use the loan proceeds to buy another investment property.

The current tenant is paying \$2,300/month.

Per Appraiser: This property offers 1,373 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,227 sq. ft. lot.

Options: Available as a multi-beneficiary (partial interest portions)

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	whole note – scheduled monthly income	\$771

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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